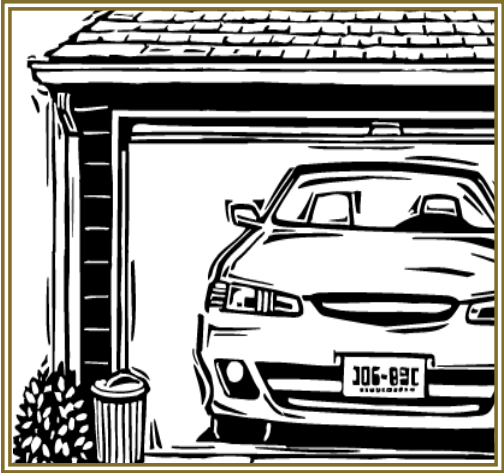


GARAGES & CARPORTS

Department of
Community Development
Bureau of Buildings & Zoning

City of Rochester, New York



GENERAL INFORMATION REQUIRED

- When applying for a garage permit youwill need:
- Property owner's name, address and phone number
 - Applicant's name, address and phone number
 - If applicable, Contractor and/or plan preparer's name, address and phone number
 - Project description, including size and location of garage
 - Workers' Compensation Insurance Certificate or waiver

If installer is homeowner or individual contractor without Workers' Compensation insurance, a waiver, available in the permit office, may be substituted for certificate

If contractor has employees, a Certificate of Workers' Compensation must be provided, naming the City of Rochester as certificate holder and addressed to:
City of Rochester
Permit Office
Room 121B City Hall
30 Church Street
Rochester, New York 14614

MAPS & DRAWINGS REQUIRED

- Two (2) copies of Instrument Survey Map for subject property
- Two (2) copies of construction details, drawn to scale, including floor, wall and roof plans. If structure is designed to store more than two (2) cars, drawings signed & sealed by a design professional licensed in the State of New York will be required

FEES

The fee is based on the contractors written cost estimate of the project including labor and materials. The following table indicates the typical garage permit fees according to the cost estimate:

Cost Estimate	Permit Fee
\$ 0-\$2,000	\$50.00
\$2,001-\$ 4,000	\$70.00
\$4,001-\$6,000	\$90.00
\$6,001-\$8,000	\$110.00
\$8,001-\$10,000	\$130.00
\$10,001-\$12,000	\$150.00
\$12,001-\$14,000	\$170.00
\$14,000-\$16,000	\$190.00
\$16,001-\$18,000	\$210.00
\$18,001-\$20,000	\$230.00

If cost estimate is greater than \$20,000, please call 428-6561 for permit fee and other possible requirements.

MINIMUM INSPECTIONS REQUIRED

- Footings and/or foundation depth before pouring concrete if applicable.
- Rough framing before enclosing walls and roof
- Final inspection upon completion

*24 hour advanced notice is required.
Call 428-6578 to schedule appointment*

OWNER/APPLICANT RESPONSIBILITIES

- Ensure that a permit is obtained prior to start of work. Permits can be obtained in room 121B of City Hall. Metered parking is available on North Fitzhugh Street adjacent to the building. Other parking is available in the Sister Cities Garage across the street from City Hall. The office is open from 9:00 am - 4:45 pm.
- Ensure all inspections are performed as above
- Ensure that work is performed as per plans submitted with application
- Ensure that no damage or encroachment occurs to adjacent property during construction

USEFUL INFORMATION

- All detached garages must be located in the rear yard of the same lot as the principal structure
- An accessory garage can not exceed the height or size of the principal structure. Maximum height of an accessory structure located in a Residential district is fifteen (15) feet. All unrated wood frame garages/carports require a minimum 3 foot setback
- Call 428-6561 with any questions regarding construction details during the planning stages, or for garages larger than two (2) cars
- In residential zones, the maximum building coverage is 35%. Maximum lot coverage is 50%. Building coverage is the percent of a lot occupied by buildings. Lot coverage is the percent of a lot occupied by buildings, driveways, etc
- Plumbing and/or electrical work will require separate permits
- An additional permit may be required by the Department of Environmental Services for curb openings or expansions. Call 428-6848 for more information
- If a property is located within a preservation district or is a landmark site, a Certificate of Appropriateness will be required from the Preservation Board. Call 428-7043 for more information

The information in this brochure is a general overview. Certain applications may require more in-depth analysis.